

**MOUNTAIN RANCH ESTATES HOMEOWNERS ASSOCIATION
ANNUAL MEETING
MINUTES**

December 17, 2024, 7:00 pm
Trailside Elementary School

1. Call to Order

- Meeting called to order at 7:15 pm with 27 properties represented plus 5 proxies.
- Quorum established (27 properties required)
- Greg, Lisa and Virginia in attendance for board.
- Doug and Heidi in attendance for management.

2. Welcome by the Board (Greg Toth, Lisa Hauser, Virginia Solomon)

- Greg welcomed attendees and several new homeowners introduced themselves to community.

3. Architecture Committee (Manny DeZarraga),

- (Garth Reucassel, Gerry Abate & Daniel Keating not in attendance)
- 2024 was a relatively quiet year with a handful of project reviews (two additions, repaints, roof replacements, solar, fencing)
- Board and Arch Committee are considering updates to Architectural Rules to permit more contemporary design features seen elsewhere in Park City.
- Doug presented the changes under consideration as previously circulated with meeting information package. Attendees were generally favorable to the amendments. Board and Arch Committee welcome email feedback from community on proposed changes. Prior to moving forward with any changes, a formal questionnaire will be sent to the full membership.
- A suggestion to add xeriscaping to the landscape guidelines was well received.
- Changes to color regulations require County approval and CCR amendment.
- County dark sky regulations come into effect 12/31/2024. Any new exterior light fixtures must be compliant.

4. Landscaping (Jane Morrison, Gail Teasley)

- Ongoing efforts to keep Trailside Drive/MRD entries looking good.
- Gail presented the efforts and progress enhancing the landscaping and open space in the eight years they have been involved. Sprinkler system has been upgraded and water consumption brought down. Trails are refreshed in manageable segments to keep annual cost reasonable. Weed control service is working on a long term plan to control invasive weeds.
- Owners observing excessive weeds in the open space should email mountainranchestates@gmail.com and we will try to get them treated during next service.

- Mud and gravel on east side of Trailside north of the mailbox is still a source of irritation. Prior thoughts on addressing were either too expensive or rejected by County engineer.

5. Trails/Open Space (Greg)

- Erosion of hillside next to 5985 Mountain Ranch Drive continues. Initial erosion years ago was apparently due to Summit Water draining water tank opposite 5915 MRD. If anyone has photos or videos related to this (past or future) please send to HOA.
- Sediment removal planned for channel in open space downstream of erosion.
- Long term plan required to address erosion.

5. Legal (Greg)

- Dispute with homeowner continues. HOA legal counsel still anticipates summary judgment in favor of the HOA.

6. Finances

- Balance Sheet - \$62 k cash on hand vs \$76 k last year.
- Profit and Loss. \$5 k operating deficit projected for 2024.
- Reserve Fund. \$6 k projected deficit. No contributions from Operating fund and \$6,000 un-budgeted expense for new backflow preventer valves required by state.
- Legal fees \$12 k over past two years due to homeowner dispute. Insurer picks up majority of legal costs which we do not see.
- 2025 Budget raises dues from \$685 to \$850/yr.
- It was suggested that the Board/Management consider placing the Reserve Funds with an institution providing better returns than current bank account.

7. Board Member Elections

- Lisa and Virginia will continue to serve until the 2025 annual meeting.
- Greg's board term has ended and he is stepping down from the board.
- Dorota Landis elected to fill the vacant seat on the board for term running until 2027 annual meeting.

8. Other Business.

- A suggestion was made to install wildlife crossing signs at the north end of Trailside.
- A suggestion was made to address the ugly rusting RMP electrical box at the north end of Trailside.
- After discussion on complications and costs of snow removal service on MRD sidewalks, it was concluded that HOA maintenance of these sidewalks difficult to perform and very expensive, so no further study planned.
- Greg was thanked for his ~eight years of service to the community.

9. Adjourn

- Meeting adjourned at 8:15 pm.

Minutes taken by Doug & Heidi Ogilvy, Peak2Pin Management.

Approved:

By: _____

Date